

BOARD OF SUPERVISORS
COUNTY OF YORK
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Board of Supervisors held in the Board Room, York Hall, Yorktown, Virginia, on the ____ day of ____, 2000:

Present

Vote

Walter C. Zaremba, Chair
James S. Burgett, Vice Chair
Sheila S. Noll
Donald E. Wiggins
Melanie L. Rapp

On motion of _____, which carried ____, the following resolution was adopted:

A RESOLUTION TO APPROVE A SPECIAL USE PERMIT TO AUTHORIZE THE ESTABLISHMENT OF A MINI-STORAGE WAREHOUSE FACILITY ON 4.5 ACRES ALONG ROUTE 134

WHEREAS, Kenneth Dale Moore has submitted Application No. UP 555-00, which requests a special use permit pursuant to Section 24.1-306 (Category 14, No. 6) of the York County Zoning Ordinance to authorize the establishment of a mini-storage warehouse facility on a 4.5 acre portion of a parcel located along Hampton Highway (Route 134) and further identified as Assessor's Parcel No. 37-158; and

WHEREAS, said application has been referred to the York County Planning Commission; and

WHEREAS, the Commission has recommended denial of this application; and

WHEREAS, the Board has carefully considered the public comments and the recommendations of the Commission and staff with respect to this application; and

WHEREAS, the Board has conducted a duly advertised public hearing in accordance with applicable procedure; and

NOW, THEREFORE, BE IT RESOLVED by the York County Board of Supervisors this the ____ day of ____, 2000 the Application No. UP-555-00 be, and it is

hereby, approved to authorize the establishment of a mini-storage facility on 4.5 acres along Hampton Highway (Route 134) subject to the following conditions:

1. This use permit shall authorize the establishment of a mini-storage warehouse facility located along Hampton Highway (Route 134) on approximately four and one-half (4.5) acres of land that is further identified as Assessor's Parcel No. 37-158.
2. The mini-storage warehouse facility shall be developed and operated in accordance with the standards set forth in Section 24.1-483, Standards for all wholesaling and warehouse uses, Section 24.1-484, Standards for mini-storage warehouses, and Section 24.1-245, Greenbelts.
3. A site plan shall be prepared in accordance with Article V of the York County Zoning Ordinance. Said site plan shall be in substantial conformance with the concept plan titled Concept Plan and dated March 9, 2000.
4. All buffer widths, plantings, and ratios shall be in substantial conformance with those outlined in the letter from Mary E. Higgins, C.L.A. to Lamont Myers, and dated February 4, 2000 and in the associated landscape plan, titled Conceptual Landscape Plan and dated January 27, 2000. All existing healthy trees shall remain undisturbed in all buffer areas.
5. A single commercial entrance to Route 134 shall serve the proposed development.
6. Construction of the mini-storage warehouses shall take place in concurrence with (or after) construction of the proposed 10,000-square-foot retail shops. No Certificates of Occupancy for the mini-storage development shall be issued until the Certificates of Occupancy have been issued for a majority of the retail shops. The design of the retail shops shall be in substantial conformance with the conceptual plan titled "Conceptual Plan" and dated March 9, 2000, particularly the colors and gabled roof.
7. A decorative façade in substantial conformance with the conceptual plan titled "Conceptual Plan" and dated March 9, 2000, shall be extended along all sides of the warehouse development, except where breaks are made necessary by Zoning Ordinance regulations. In addition, the façade shall contain the same materials, colors, and design as described in the narrative provided by the applicant (dated March 9, 2000).
8. Signage for the development shall be limited to one ground-mounted monument type sign. Said sign shall be constructed of brick or decorative block material.

9. The development shall be limited to 60,000 (or fewer) net square feet of rentable space.
10. All warehouse doors shall face the inside of the mini-storage warehouse development. No warehouse doors shall be sited along or in the exterior façade of the mini-storage warehouse development.
11. A continuous line of fencing around the perimeter of the mini-storage warehouse facility shall not be permitted. Limited fencing along breaks in the façade made necessary by Zoning Ordinance shall be permitted. Said fencing shall be a black, wrought iron style fence. The use of chain link or similar theft-deterrent wire (i.e., barbed wire, razor wire, etc.) anywhere on the property shall not be permitted.
12. Building height shall be no greater than fifteen feet (15'), as measured from the finish grade, except for any gables on the decorative facade, which may be no greater than thirty feet (30'), as measured from the finish grade.
13. Building and storage door colors shall be of a muted, colonial hue as depicted in the conceptual drawings submitted by the applicant.
14. The office/manager's residence building shall be a one-story structure and the design shall be in substantial conformance with the conceptual plan titled "Conceptual Plan" and dated March 9, 2000.
15. The applicant shall be responsible for compliance with the regulations in Section 24.1-115(b)(6) of the Zoning Ordinance that pertain to the recording of this resolution in the office of the Clerk of the Circuit Court.